

AGN. NO. \_\_\_\_\_

MOTION BY SUPERVISOR DON KNABE

April 15, 2008

My office has received numerous complaints regarding yard modifications (modification of building setbacks) in unincorporated "Cerritos Island" that were administratively approved by the Department of Regional Planning. For example, a three-story, single-family residence is currently being constructed on a legal, undersized lot with only a 10.5 ft. front yard building setback from the road.

I want to be reassured that this type of development on undersized lots is appropriate. In addition, the yard modification process does not provide adequate notification to neighbors of either the application, or the department's decision. For example, the City of Cerritos requires a variance and a public hearing with notification to neighbors within a 500 ft. radius for requests, in order to consider modifying building setbacks. The County Code allows an administrative process that does not require either a public hearing or notification to neighbors for the yard modification, although the Department of Regional Planning provides a courtesy notice to property owners within 100 ft. of the proposed site.

- M O R E -

MOTION

MOLINA \_\_\_\_\_

YAROSLAVSKY \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

BURKE \_\_\_\_\_

The Department of Regional Planning must report back quickly with information on development activity in unincorporated Cerritos Island, including a review of pending applications and approvals for yard modifications, and a comparison of County requirements for yard modifications with the requirements of neighboring cities for modifying building setbacks.

The Director of Planning should consult with the County Counsel to determine if it is appropriate to adopt an interim urgency ordinance to either require a conditional use permit for yard modifications, or to impose a temporary ban on yard modifications in the unincorporated Cerritos Island until such time that a study is completed and/or appropriate regulations are identified and imposed to address the problem. Those recommendations should be included in the report back to the Board of Supervisors.

**I, THEREFORE, MOVE** that the Board of Supervisors approve the following:

1. Instruct the Director of Regional Planning to report back in 30 days on development activity in the Cerritos Island, including pending applications and approvals for yard modifications, along with a comparison of County requirements for yard modifications with the requirements of neighboring cities (such as Cerritos, Norwalk, and Artesia); and
2. Instruct the Director of Planning to consult with the County Counsel to determine if it is appropriate to adopt an interim urgency ordinance to either require a conditional use permit for yard modifications in unincorporated Cerritos Island, or to impose a temporary moratorium on yard modifications in unincorporated Cerritos Island until such time that appropriate regulations are identified and imposed to address the problem.

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